

Memorandum



CITY OF DALLAS

DATE March 31, 2023

Honorable Members of the City Council Economic Development Committee: Tennell
TO Atkins (Chair), Carolyn King Arnold (Vice Chair), Adam McGough, Omar Narvaez, Jaime Resendez, Chad West, Gay Donnell Willis

SUBJECT **The Collective Sustainable Development Infrastructure Development Project in the Fort Worth Avenue TIF District**

On February 21, 2023, the Fort Worth Avenue Tax Increment Financing (TIF) District Board of Directors unanimously approved a request by the City's Department of Public Works for a dedication of up to \$327,500 in Fort Worth Avenue TIF District district-wide set-aside funds to support signalization upgrades and pedestrian modifications at Fort Worth Avenue and Bahama Drive as part of The Collective Sustainable Development Infrastructure Project.

In 2001, the Regional Transportation Council (RTC) established the Sustainable Development Funding Program to, in part, support infrastructure projects that provide alternative modes of transportation to meet the region's future mobility needs. In 2011, the RTC approved Regional Toll Revenue (local) funds in the amount of \$1,986,250 for The Collective Sustainable Development Infrastructure Project (total estimated project cost \$2,482,813), which includes 8,850 linear feet of bicycle facilities and pedestrian improvements along Fort Worth Avenue, Colorado Boulevard, Bahama Drive, and Plymouth Road.

In late 2016, the Fort Worth Avenue TIF District Board of Directors recommended approval of a dedication of up to \$496,563 in Fort Worth Avenue TIF District district-wide funds as the City's required 20% local match for The Collective Sustainable Development Infrastructure Project, and, in 2017, City Council approved the Fort Worth Avenue TIF District funding of \$496,563.

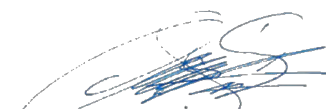
In 2017, it was anticipated that improvements at the Fort Worth Avenue and Bahama Drive intersection (see the attached location map), including traffic signal upgrades and pedestrian modifications, would be funded by a Starbucks that was proposed to be developed at that location. However, Starbucks has since withdrawn their plans to develop at that site.

These signalization upgrades and pedestrian improvements are still necessary to meet today's standards and to implement safe pedestrian and bicycle movements at the intersection as part of The Collective Project. To support the signalization upgrades and pedestrian modifications located at Fort Worth Avenue and Bahama Drive, the City's Department of Public Works will seek the following authorizations utilizing the \$327,500 in Fort Worth Avenue TIF District district-wide set-aside funds:

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1. Design supplemental agreement No. 2 with Halff Associates, Inc. (via Administrative Action) in an estimated amount of \$40,000; and
2. Construction contract change order No. 1 with The Fain Group (anticipated to be on a City Council agenda for consideration in May/June 2023) in an estimated amount of \$287,500.

Should you have any questions, please contact Kevin Spath, Assistant Director, in the Office of Economic Development at (214) 670-1691 or kevin.spath@dallas.gov.



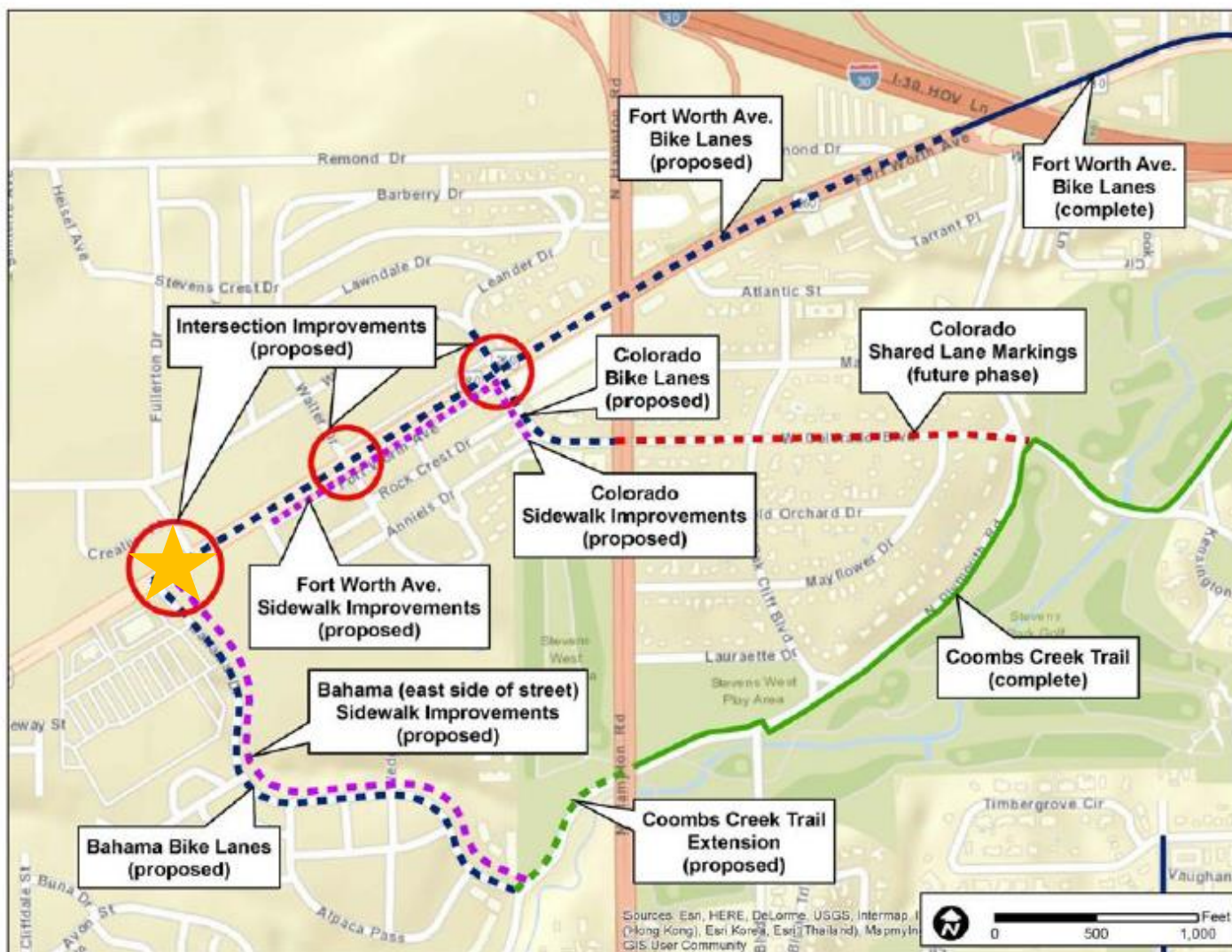
Majed A. Al-Ghafry, P.E.
Assistant City Manager

[Attachment: The Collective Sustainable Development Infrastructure Project Map]

c: T.C. Broadnax, City Manager
Tammy Palomino, Interim City Attorney
Mark Swann, City Auditor
Billerae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Deputy City Manager
Jon Fortune, Deputy City Manager

M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Dr. Robert Perez, Assistant City Manager
Carl Simpson, Assistant City Manager
Jack Ireland, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors

The Collective Sustainable Development Infrastructure Project



Location of dedication of up to \$327,500 in Fort Worth Avenue TIF District funds for signalization upgrades and pedestrian modifications at Fort Worth Avenue and Bahama Drive as part of The Collective Sustainable Development Infrastructure Project